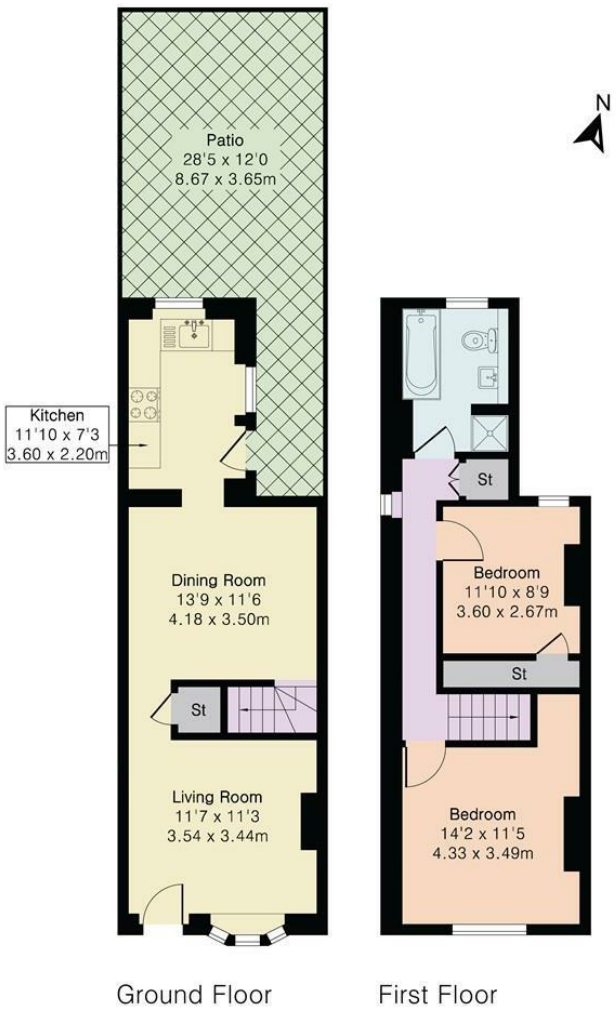
Aorie Road

Kingston Upon Thames KT2 6ET

Approximate Gross Internal Area 796 sq ft - 74 sq m
Ground Floor Area 398 sq ft – 37 sq m
First Floor Area 398 sq ft – 37 sq m



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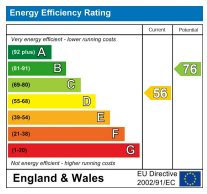
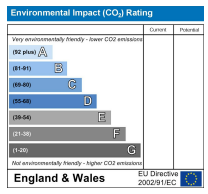
Client Money Protection: We are members of the Propertymark Client Money Protection (CMP) Scheme. Our Client Money Protection certificate is available upon request, or it can be found on our website.

Redress: We hold independent redress with Property Redress





Important Information
All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not be relied upon for any purpose. These details are offered on the understanding that all negotiations are made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

The Property Ombudsman
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Guide Price £650,000

- End of Terraced Home
- Two Double Bedrooms
- Lovely Period Features
- Finished to a High Specification Internally
- Excellent North Kingston Location
- Close to Richmond Park
- Moments from the River Thames
- Short Walk to Kingston Town Centre & Station
- Council Tax Banding - TBC
- EPC - D

Tenure: Freehold

Local Authority: Kingston upon Thames

* All material Information relating to this property, has been supplied in good faith, for further information please contact our offices.

Description

This delightful end terrace house on Acre Road offers a perfect blend of comfort and convenience. With accommodation approaching 800sqft arranged over two floors this charming home offers a a lovely from reception room with bay window and feature fireplace, dining room and kitchen to the rear. with natural light that floods the interiors, enhancing the overall sense of space and warmth throughout the home.

Upstairs provides an excellent double bedroom to the front, modern family bathroom and another double bedroom in the middle. There is also loft access which provides excellent storage currently.

There is tremendous scope to expand this home via a ground floor and / or loft conversion (subject to necessary consents).

Situated in a desirable location, this property benefits from easy access to local amenities, including shops, parks, and excellent transport links. Kingston Upon Thames is renowned for its vibrant community and rich history, making it an attractive place to live.

This end terrace house is not just a home; it is a lifestyle choice, offering a perfect balance of comfort, convenience, and charm. This property presents an excellent opportunity to enjoy all that Kingston Upon Thames has to offer. Do not miss the chance to make this lovely house your new home.

Situation

Acre Road is a popular residential street ideally situated in the sought after North Kingston area. The property is conveniently positioned for Richmond Park, River Thames and Kingston station giving direct access into Waterloo and the A3 which serves both London & the M25. Kingston town centre with its array of shops, restaurants and bars is a short distance away. The standard of schooling in the immediate area is excellent within both the private and state sector.